

ALL THREE READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-06-0209 - 12th Street NCCD – Tract 9 and 1425 East 12th Street.

REQUEST:

Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning properties locally known as 1806-1812 East 12th Street and 1208 Chicon Street and 1425 East 12th Street (Waller Creek Watershed) from community commercial -neighborhood plan (GR-NP) combining district zoning; general commercial services-neighborhood plan (CS-NP) combining district zoning; commercial liquor sales-neighborhood plan (CS-1-NP) combining district zoning; to general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (GR-MU-NCCD-NP) combining district zoning; general commercial services -mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning and commercial liquor sales -mixed use-neighborhood conservation combining district-neighborhood plan (CS-1-MU-NCCD-NP) combining district zoning.

Planning Commission Recommendation: To grant general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (GR-MU-NCCD-NP) combining district zoning; general commercial services -mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning and commercial liquor sales -mixed use-neighborhood conservation combining district-neighborhood plan (CS-1-MU-NCCD-NP) combining district zoning. July 24, 2007(8-0)

Staff Recommendation To grant general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (GR-MU-NCCD-NP) combining district zoning; general commercial services -mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning and commercial liquor sales -mixed use-neighborhood conservation combining district-neighborhood plan (CS-1-MU-NCCD-NP) combining district zoning.

ISSUES: Tract 9 (1806-1812 East 12th Street and 1208 Chicon Street) was not included in the discussion of the NCCD on January 17, due to a notification error. The owner of 1808 E 12th Street would like the URP and draft NCCD amended to allow the cocktail lounge use at this address. Currently the existing cocktail lounge at this address is a legal non-conforming use. The owner may continue the use indefinitely, may expand the use up to 10%, and may rebuild if the use is destroyed, but may not demolish the existing use and rebuild a new cocktail lounge.

The property owner of 1425 E 12th Street objects the exclusion of auto related uses, and would like the URP and NCCD amended to allow these uses at this address in the future.

APPLICANT /AGENT: Neighborhood Planning and Zoning Department.

DATE OF FIRST READING:

CITY COUNCIL HEARING DATE: February 28, 2008

CITY COUNCIL ACTION:

CASE MANAGER: Robert Heil

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